

2024 LAND ANALYSIS: SECTION #1 AND VILLAGE OF KAWKAWLIN & NORTH/CENTRAL RURAL LAND TABLE: 2-YR 4/01/2021 - 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
100-001-100-105-00	306 BEECH ST	12/28/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$81,849	\$31,161	\$43,010	110.0	278.0	0.70	0.70	\$283	\$44,389	\$1.02	110.00
100-001-100-130-00	400 OLD BEAVER RD	09/30/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$66,300	49.11	\$180,275	\$27,060	\$72,335	185.0	240.0	1.02	1.02	\$146	\$26,555	\$0.61	185.00
100-001-200-065-00	3010 WILDWOOD DR	09/23/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$127,300	29.60	\$367,818	\$117,313	\$55,131	141.0	250.0	0.81	0.81	\$832	\$145,010	\$3.33	141.00
100-001-200-115-00	3178 OLD KAWKAWLIN RD	04/01/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$47,100	67.29	\$120,002	(\$32)	\$49,970	142.0	95.0	0.31	0.31	(\$0)	(\$103)	(\$0.00)	142.00
100-001-200-155-00	3200 OLD KAWKAWLIN RD	12/03/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$62,800	29.21	\$168,777	\$73,593	\$27,370	70.0	127.0	0.20	0.20	\$1,051	\$360,750	\$8.28	70.00
100-001-200-180-00	3247 S HURON RD	05/02/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$69,800	34.38	\$181,303	\$60,015	\$38,318	98.0	913.0	2.05	2.05	\$612	\$29,219	\$0.67	98.00
100-001-200-275-00	3186 S HURON RD	08/26/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,100	46.48	\$150,454	\$13,646	\$39,100	100.0	225.0	0.52	0.52	\$136	\$26,395	\$0.61	100.00
100-001-400-275-00	2913 E WHEELER RD	02/28/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,700	54.92	\$98,182	(\$1,902)	\$31,280	80.0	660.0	1.21	1.21	(\$24)	(\$1,569)	(\$0.04)	80.00
100-002-400-090-00	2471 E WHEELER RD	08/06/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$47,000	36.72	\$79,751	\$74,079	\$25,830	123.0	183.0	0.52	0.52	\$602	\$143,286	\$3.29	123.00
100-012-100-070-00	3637 MONITOR RD	07/14/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$62,900	25.17	\$108,448	\$170,432	\$28,980	138.0	265.0	0.84	0.84	\$1,235	\$202,895	\$4.66	138.00
100-012-100-090-00	3597 MONITOR RD	12/01/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$58,400	27.82	\$120,843	\$116,777	\$27,720	132.0	467.0	1.42	1.42	\$885	\$82,528	\$1.89	132.00
100-012-200-050-00	3574 S TWO MILE RD	05/23/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$73,200	37.35	\$121,941	\$104,929	\$30,870	147.0	165.0	0.56	0.56	\$714	\$188,382	\$4.32	147.00
100-012-400-020-00	3776 S TWO MILE RD	09/14/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$92,400	46.20	\$153,764	\$67,236	\$21,000	100.0	320.0	0.74	0.74	\$672	\$91,478	\$2.10	100.00
100-012-400-080-00	3900 S 2 MILE RD	10/29/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,500	41.92	\$112,238	\$46,742	\$28,980	138.0	164.0	0.52	0.52	\$339	\$89,888	\$2.06	138.00
100-012-400-080-01	S 2 MILE RD (REAR)	10/29/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,900	49.75	\$28,980	\$40,000	\$28,980	138.0	262.0	0.83	0.83	\$290	\$48,193	\$1.11	138.00
100-B10-000-003-00	2987 BERTHIAUME DR	08/03/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$34,100	41.59	\$84,688	\$16,862	\$19,550	50.0	123.0	0.14	0.14	\$337	\$119,589	\$2.75	50.00
100-B10-000-006-00	2973 BERTHIAUME DR	04/20/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,300	38.30	\$98,796	\$30,529	\$29,325	75.0	123.0	0.21	0.21	\$407	\$144,005	\$3.31	75.00
100-B10-000-031-00	2992 BERTHIAUME DR	02/24/22	\$129,900	OTH	03-ARM'S LENGTH	\$129,900	\$60,700	46.73	\$156,402	\$21,200	\$47,702	122.0	100.0	0.28	0.28	\$174	\$75,714	\$1.74	122.00
100-K10-005-011-00	109 S HURON RD	02/08/23	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$65,700	36.50	\$167,938	\$70,712	\$58,650	150.0	200.0	0.69	0.69	\$471	\$102,630	\$2.36	150.00
100-K10-007-012-00	CHIPPEWA ST	08/30/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,800	47.16	\$122,857	\$14,371	\$42,228	108.0	250.0	0.31	0.16	\$133	\$46,358	\$1.06	108.00
100-K10-007-013-00	114 CHIPPEWA ST	08/30/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,800	47.16	\$122,857	\$14,371	\$42,228	108.0	250.0	0.31	0.15	\$133	\$46,358	\$1.06	108.00
100-K10-010-001-00	125 CHIPPEWA ST	10/24/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$68,400	50.67	\$153,315	\$28,605	\$46,920	120.0	190.0	0.52	0.52	\$238	\$54,694	\$1.26	120.00
100-K10-010-020-00	SAGINAW ST	12/13/21	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,100	51.67	\$100,753	(\$86,933)	\$7,820	355.0	425.0	2.03	0.30	(\$245)	(\$42,930)	(\$0.99)	355.00
100-K10-023-001-00	129 SAGINAW ST	12/22/22	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$59,900	61.75	\$147,392	\$19,038	\$69,430	177.6	142.7	0.58	0.58	\$107	\$32,711	\$0.75	177.57
100-K10-023-001-01	300 BEECH ST	12/13/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$77,300	45.74	\$200,458	\$76,067	\$107,525	355.0	425.0	2.03	1.73	\$214	\$37,564	\$0.86	355.00
100-W15-000-021-00	2984 LUPINE CT	07/01/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$73,600	31.72	\$201,059	\$70,041	\$39,100	100.0	150.0	0.34	0.34	\$700	\$203,608	\$4.67	100.00
Totals:			\$3,787,700			\$3,787,700	\$1,478,800		\$3,631,140	\$1,215,912	\$1,059,352	3,562.6		19.68	17.35				
								Sale. Ratio =>	39.04										
								Std. Dev. =>	10.30										
												Average per FF=>	\$341	Average per Net Acr 61,777.87		Average per SqFt=>		\$1.42	

2024 USED \$341 FF

**SEC 1 & VILLAGE
NORTH/CENTRAL RURAL**